



City of Hialeah

NOTICE TO PROPERTY OWNERS

THIS SITE IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA "AE"

Please consider the following information/instructions:

- Maintain a current flood insurance policy for the structure(s) located within your property.
- Swale areas provided for natural public drainage shall not be paved over, nor used as parking space. Run-off should temporarily pond in the Swale for 24 to 36 hours, mosquitos won't breed until water ponds for 72 hours or longer. Swale areas are located between the public sidewalk and the edge of pavement on public roads.
- Required "green areas" shall not be paved over, as they are vital for water percolation.
- Prior to future permit applications, contact a Professional Land Surveyor of your choice and obtain an Elevation Certificate, or Topographic Survey, which includes the following elevations referenced to the National Geodetic Vertical Datum of 1929; A) Crown/crosssection of the road elevations, B) Back of sidewalk elevations, C) Top of Bottom/Lowest Floor Elevation (Including basement or enclosure), D) Parking, storage, access floor elevations, E) Adjacent grade elevations, F) Equipment/utilities top of pad/floor elevations, G) Catch basin, berm, swale, dry retention area elevations.
- When the existing floor elevation is below the required elevation, your flood insurance policy premium increases, and if new improvements/repairs equal or exceed 50% of your estimated bldg. value, the lowest floor will have to be elevated at a high cost and considerable inconvenience.
- Cost of improvements/damages will be added retroactively, for a period of ten years, in order to calculate if the amount of work is a substantial improvement/repair (equal to or exceeding 50% of your estimated bldg. value).
- All new construction/additions to building perimeter require an as-built elevation certificate prior to tie-beam inspection, certificate of completion, or certificate of occupancy. The purpose of the as-built Elevation Certificate is to enable us to correct any errors prior to the end of construction. Certificates are collected by the building inspector on site.
- Public drainage systems such as catch basins, French drains, culverts, etc., shall not be obstructed.
- There shall be no dumping of any object or debris into any canal, lake or pond.
- No stormwater run-off may be directed toward adjacent properties, canals, or lakes but shall be contained, routed and/or drained within your site.
- No interior/exterior utilities, equipment, appliances, plumbing drains allowed below the required lowest floor elevation.